



SGRE W19th Investors I LLC.  
SCOTT GALE - (949) 387-7723



Job #: 14017  
Date: May 21, 2014

LIVE / WORK  
**WALLACE & 19TH**  
COSTA MESA, CA

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19TH STREET

WALLACE STREET



SGRE W19th Investors I LLC.  
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Job #: 14017  
Date: May 22, 2014



# LIVE/WORK WALLACE & 19TH COSTA MESA, CA

## DATA (APPROXIMATE)

"19 WEST" URBAN PLAN  
LIVE/WORK

LOT SIZE		11,587 S.F.
UNIT SIZE	LIVE	1,823 S.F.
	WORK	253 S.F.
		2,076 S.F.

GARAGE	454 S.F.
DECK	107 S.F.

### 1.0 MAXIMUM F.A.R.

(5) UNITS X 2,076 = 10,380 = 0.89

### LOT COVERAGE

BUILDING	4,211 S.F.	36.3%
PRIVATE YARD	707 S.F.	6.1%
PUBLIC OPEN SPACE AND LANDSCAPING	2,478 S.F.	21.4%
DRIVES/PARKING	3,488 S.F.	30.1%
WALKWAYS	703 S.F.	6.1%
	11,587 S.F.	100%

REQUIRED OPEN SPACE = (5) UNITS X 200 SF/UNIT = 1,000 S.F.

### PROVIDED OPEN SPACE

BALCONY = (5) UNITS X 103 SF/UNIT	=	515 S.F.
COMMON OPEN SPACE	=	957 S.F.
PRIVATE YARD	=	707 S.F.

TOTAL OPEN SPACE PROVIDED 2,179 S.F.

### PARKING REQUIRED

(3) PER LIVE/WORK X 5 = 15

(5) 2 CAR GARAGE = 10

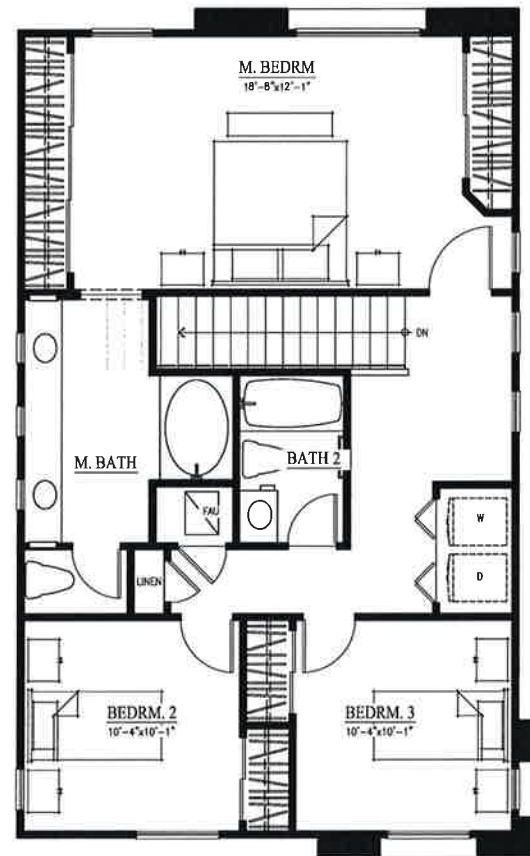
(5) OPEN SPACE = 5

15 PROVIDED

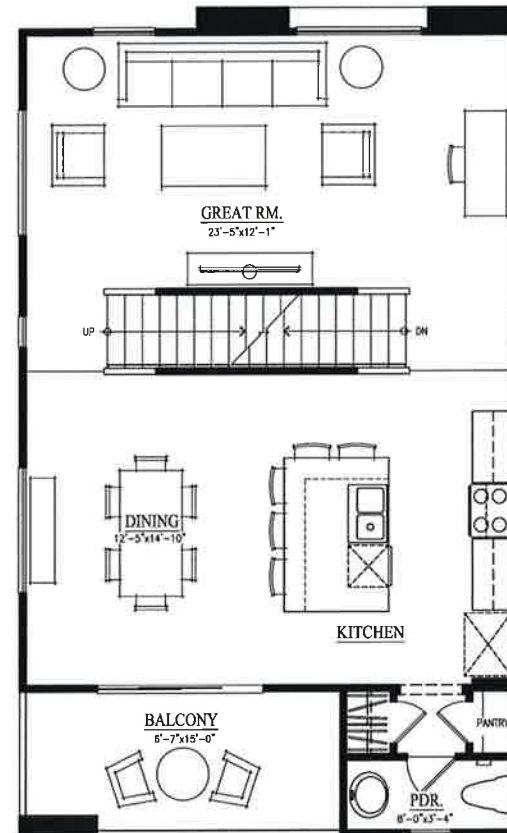
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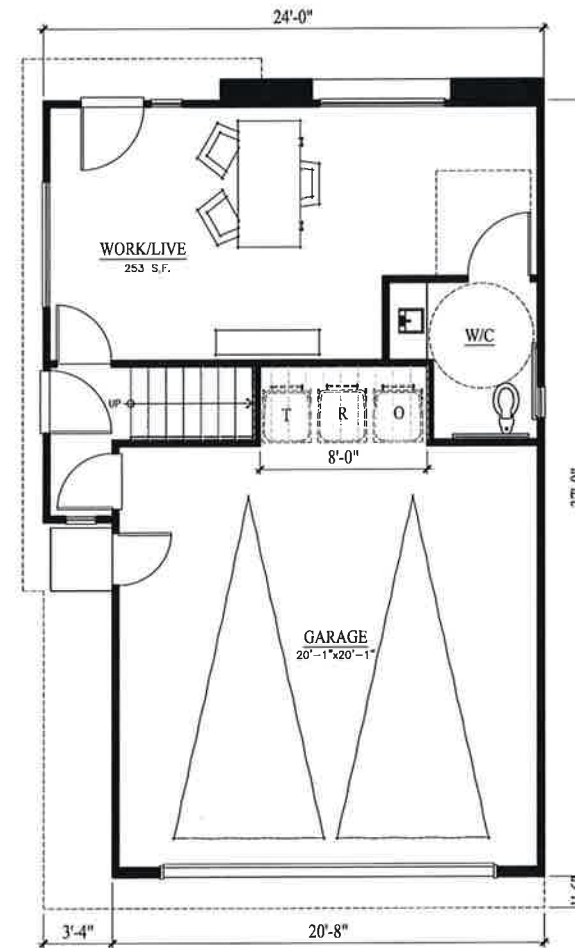
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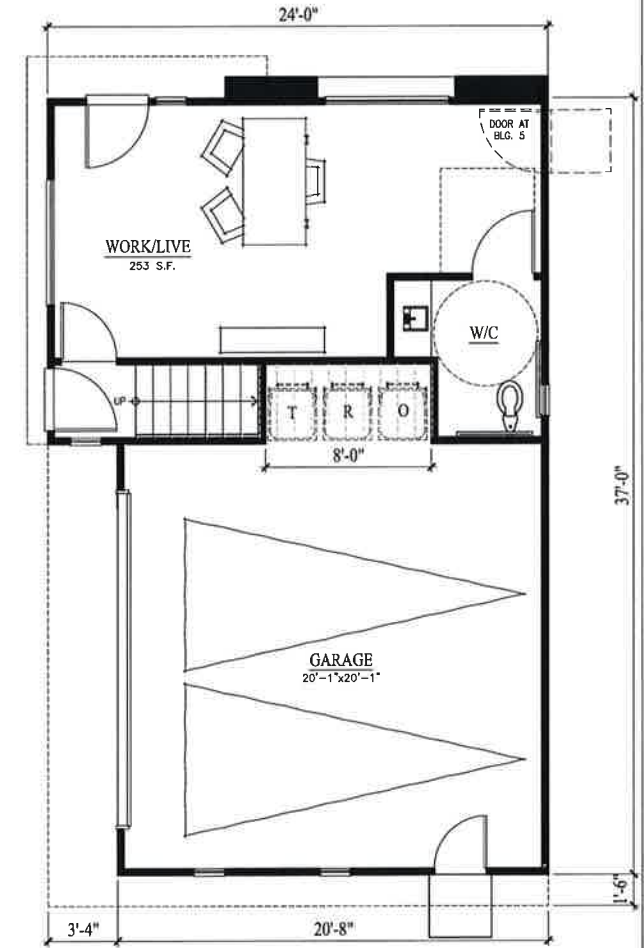
THIRD FLOOR PLAN  
BLG. 1 - 5



SECOND FLOOR PLAN  
BLG. 1 - 5



FIRST FLOOR PLAN  
BLG. 1 - 3



FIRST FLOOR PLAN  
BLG. 4 - 5

CONDITIONED SPACE	
FIRST FLOOR AREA	378 SQ. FT.
SECOND FLOOR AREA	617 SQ. FT.
THIRD FLOOR AREA	681 SQ. FT.
TOTAL DWELLING	2,076 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	454 SQ. FT.
BALCONY	103 SQ. FT.

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RIGHT



REAR



LEFT



FRONT

LIVE/WORK (BLG. 1, 2 & 3)

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FRONT



RIGHT



REAR



LEFT

LIVE/WORK (BLG. 4 & 5)

# WALLACE & 19TH

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LOOKING SOUTHWEST



LOOKING SOUTHEAST



LOOKING NORTHWEST



LOOKING NORTHEAST

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